

Fill in this information to identify the case:

Debtor name Westmore Properties, LLC

United States Bankruptcy Court for the: Northern District of California

Case number (If known): 21.30770

☒ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue
Check all that apply

Gross revenue
(before deductions and
exclusions)

**From the beginning of the
fiscal year to filing date:**

From MM / DD / YYYY to Filing date

☐ Operating a business

☐ Other

\$ _____

For prior year:

From 01/01/2019 to 12/31/1919
MM / DD / YYYY MM / DD / YYYY

☒ Operating a business

☐ Other

\$ 20,400.00

For the year before that:

From 01/01/2020 to 12/31/2020
MM/DD/YYYY MM/DD/YYYY

☒ Operating a business

☐ Other

\$ 1,616,400.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☐ None

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

**From the beginning of the
fiscal year to filing date:**

From MM / DD / YYYY to Filing date

\$_____

For prior year:

From 01/01/2019 to 12/31/1919
MM / DD / YYYY MM / DD / YYYY

\$ 0.00

For the year before that:

From 01/01/2020 to 12/31/2020
MM / DD / YYYY

\$ 0.00

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Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. Murphy, Pearson, Bradley & Feeney Creditor's name 580 California Street, Suite 1100 San Francisco, CA 94104-1001	8/23/2021 9/23/2021 10/20/2021 11/18/2021	\$ 23,339.99	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other _____
Payments to litigation counsel, paid as invoices received			
3.2. Creditor's name _____		\$ _____	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other _____

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None

Insider's name and address	Dates	Total amount or value	Reasons for payment or transfer
4.1. Steven Hanson Insider's name 144 Hillside Ave. Mill Valley, CA 94941	12/17/2020 3/2/2021 4/28/2021 10/7/2021	\$ 11,150.50	Payment for Services Rendered to Debtor per attached
Relationship to debtor Son of Member, Marilyn Blaustein			
4.2. Insider's name _____		\$ _____	
Relationship to debtor _____			

Attachment to Statement of Financial Affairs

Question 3 WESTMORE PROPERTIES PAYMENTS within 90 days of filing

DATE PARTY PAID AMOUNT METHOD

11/18/2021	MPB&F	\$ 3,923.99	Wire
10/20/2021	MPB&F	\$ 12,703.50	Check 1244
9/23/2021	MPB&F	\$ 4,050.00	Check 1242
8/23/2021	MPB&F	\$ 2,662.50	Check 1241
Total:		\$23,339.99	

Note: These are payments to litigation counsel, paid as invoices received.

Question 4 Payments to Insiders within 1 year of filing:

10/7/2021	Steve Hanson	\$ 3,650.50	Check 1243
4/28/2021	Steve Hanson	\$ 1,850.00	Check 1228
3/2/2021	Steve Hanson	\$ 3,000.00	Check 1224
12/17/2020	Steve Hanson	\$ 2,650.00	Check 1232
Total		\$11,150.50	

Note: These are payments to the son of Marilyn Blaustein, one of the members of the Debtor, for services provided to the Debtor.

Custodian's name and address	Description of the property	Value
_____	_____	\$ _____
Custodian's name	Case title	Court name and address
	_____	_____
	Case number	Name _____

	Date of order or assignment	

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

 None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
<div>Recipient's name</div>			\$
			\$
<div>Recipient's relationship to debtor</div>			
<div>Recipient's name</div>			\$
			\$
<div>Recipient's relationship to debtor</div>			

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (<i>Schedule A/B: Assets – Real and Personal Property</i>).	Date of loss	Value of property lost

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Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None

	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.1.	Meyers Law Group		11/08/2021	\$ 10,000.00 *
	Address			
	44 Montgomery Street Suite 1010 San Francisco, CA 94104			

*returned by Meyers Law Group to Debtor on 11/12/2021

Email or website address

Who made the payment, if not debtor?

	Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.2.	Law Office of Ruth Auerbach	\$8,000 including filing fee	11/16/2021	\$ 8,000.00
	Address			
	c/o Ruth Elin Auerbach 77 Van Ness Ave. Suite 201 San Francisco, CA 94102			

Email or website address

attorneyruth@sbcglobal.net

Who made the payment, if not debtor?

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
			\$ _____
Trustee			

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13. Transfers not already listed on this statement

List any transfers of money or other property—by sale, trade, or any other means—made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☐ None

	Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1.	<u>Carol Helzberg</u>	Expense reimbursement and distribution made in the ordinary course of business by the Debtor from the sale of 388 Edgewood, per attached. Transfer listed for purpose of full disclosure.	<u>09/02/2020</u>	\$ <u>760,033.44</u>
	<u>Address</u>			

Relationship to debtor

Member

13.2.	<u>Marilyn Blaustein</u>	Expense reimbursement and distribution made in the ordinary course of business by the Debtor from the sale of 388 Edgewood, per attached. Transfer listed for purpose of full disclosure.	<u>09/02/2020</u>	\$ <u>776,033.44</u>
	<u>Address</u>			

Relationship to debtor

Member

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

	Address	Dates of occupancy	
		From	To
14.1.		From _____	To _____
14.2.		From _____	To _____

Attachment to Statement of Financial Affairs Question 13

388 EDGEWOOD DEPOSITS EXPENSE & PROFIT

DEPOSIT DATE MARILYN		CAROL	
2018			
12/5/2018		\$5,000.00	
12/10/2018	\$555,639.00	\$555,839.00	house purchase
2019			
1/7/2019		\$5,000.00	
1/30/2019		\$5,000.00	
2/6/2019		\$25,000.00	
2/19/2019	\$12,000.00		
2/26/2019		\$25,000.00	
3/28/2019		\$25,000.00	
4/11/2019	\$3,500.00		
6/17/2019		\$25,000.00	
8/19/2019		\$10,000.00	
9/25/2019		\$10,000.00	
10/10/2019	\$50,000.00		
10/10/2019	\$59,100.00	(-\$59,100.00)	
2020			
1/13/2020		\$15,000.00	
3/10/2020		\$15,000.00	
3/31/2020		\$2,500.00	
Expense Total	\$680,239.00	\$664,239.00	\$1,344,478.00
Sale & Profit		Marilyn	Carol
8/28/2020	Net Sales Proceeds	\$1,534,476.88	
9/1/2020	Less Expense Reimbursement	\$1,344,478.00	\$680,239.00
9/1/2020	Additional Distribution	\$189,998.88	\$94,999.44
9/1/2020	Net Remaining Funds	\$1,590.00	\$795.00

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Part 8: Health Care Bankruptcies

15. Health Care bankruptcies

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

15.1.

Facility name

Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.

How are records kept?

Check all that apply:

- ☐ Electronically
☐ Paper

Facility name and address

Nature of the business operation, including type of services the debtor provides

If debtor provides meals and housing, number of patients in debtor's care

15.2.

Facility name

Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.

How are records kept?

Check all that apply:

- ☐ Electronically
☐ Paper

Part 9: Personally Identifiable Information

16. Does the debtor collect and retain personally identifiable information of customers?

- ☒ No.
☐ Yes. State the nature of the information collected and retained. _____

Does the debtor have a privacy policy about that information?

- ☐ No
☐ Yes

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☒ No. Go to Part 10.
 Yes. Does the debtor serve as plan administrator?

- ☐ No. Go to Part 10.
☐ Yes. Fill in below:

Name of plan

Employer identification number of the plan

EIN: _____

Has the plan been terminated?

- ☐ No
☐ Yes

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Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units
18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☒ None

	Financial institution name and address	Last 4 digits of account number	Type of account	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1.	_____ Name	XXXX-_____	<input type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	_____	\$ _____
18.2.	_____ Name	XXXX-_____	<input type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other _____	_____	\$ _____

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
_____ Name			<input type="checkbox"/> No <input type="checkbox"/> Yes
_____ Address			

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☐ None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Storage _____ Name 3100 Kerner Blvd. & 1555 Francisco Blvd. San Rafael, CA 94901		see attached	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
_____ Address			

WESTMORE PROPERTIES STORAGE INVENTORY (STAGING FURNITURE) 11/15/21

Art – original and prints in various sizes

Mirrors – various sizes

Lighting – floor lamps, table lamps, 6-8 boxes of light fixtures

Rugs – sisal carpets

Bedding – mattresses, box springs, headboards, metal bed frames, mattress toppers, many pillows

3 nightstands, 2 nightstands

Desk

Dining room table and chairs

2 white Pottery Barn wingback chairs

2 wooden upholstered armchairs

1 caned armchair

1 petite chair

White Pottery Barn Sofa

Gray loveseat

3 coffee tables

Outdoor wicker furniture

Storage Units located at:

3100 Kerner Blvd.
San Rafael CA 94901

1555 Francisco Blvd. East
San Rafael, CA 94901

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Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own

21. Property held for another

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

Owner's name and address	Location of the property	Description of the property	Value
 Name			\$ _____

Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.

- ☒ No
☐ Yes. Provide details below.

Case title	Court or agency name and address	Nature of the case	Status of case
 Case number	 Name		<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
 Name	 Name		

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24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
Name	Name		

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1. Name		EIN: _____ Dates business existed From _____ To _____
25.2. Name		EIN: _____ Dates business existed From _____ To _____
25.3. Name		EIN: _____ Dates business existed From _____ To _____

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26. **Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☒ None

Name and address	Dates of service
26a.1. _____ Name	From _____ To _____

Name and address	Dates of service
26a.2. _____ Name	From _____ To _____

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

Name and address	Dates of service
26b.1. _____ Name	From _____ To _____

Name and address	Dates of service
26b.2. _____ Name	From _____ To _____

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

Name and address	If any books of account and records are unavailable, explain why
26c.1. <u>Carol Helzberg</u> Name 41 Clear Creek Road, San Geronimo, CA 94943	

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Name and address

If any books of account and records are unavailable, explain why

26c.2.

Name

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address

26d.1.

Name

Name and address

26d.2.

Name

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory

Date of inventory

The dollar amount and basis (cost, market, or other basis) of each inventory

\$ _____

Name and address of the person who has possession of inventory records

27.1.

Name

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Name of the person who supervised the taking of the inventory

Date of
inventory

The dollar amount and basis (cost, market, or
other basis) of each inventory

\$ _____

Name and address of the person who has possession of inventory records

27.2.

Name _____

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Carol Helzberg	41 Clear Creek Rd., San Geronimo, CA 94963	Member	50.1
Marilyn Blaustein	70 Cascade Drive, Mill Valley, CA 94941	Member	49.9

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☐ No

☒ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
			_____ To _____
			_____ To _____
			_____ To _____
			_____ To _____

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☐ No

☒ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1. Steven Hanson Name 114 Hillside Ave. Mill Valley, CA 94941	11,150.50	10/7/2021 4/28/2021 3/2/2021	Services rendered to Debtor
Relationship to debtor			
Son of Marilyn Blaustein, Member			

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Name and address of recipient

30.2

Name

Relationship to debtor

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

EIN: _____

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the pension fund

Employer Identification number of the pension fund

EIN: _____

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 01/13/2022
MM / DD / YYYY

X

/s/ Carol Helzberg

Printed name Carol Helzberg

Signature of individual signing on behalf of the debtor

Position or relationship to debtor Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes